

**ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2013-0046.SH  
Skyway Studios

**PC DATE:** May 14, 2013

**ADDRESS:** 2800 S Lamar Blvd & 2805 and 2807 Skyway Circle

**AREA:** 1.7862 (77807 sq. ft.)

**OWNER:** Goodwill Industries of Central Texas  
(Gerald L. Davis, President and CEO)

**AGENT:** FC Austin Three Housing Corporation  
(Walter Moreau, Executive Director of Foundation Communities)

**ZONING FROM:** MF-3, CS-V and GR-V; Multifamily Residence Medium Density;  
General Commercial Services-Vertical Mixed Use Building and  
Community Commercial-Vertical Mixed Use Building (Tract 1)  
(approximately 1.444 acres)

and

MF-3 (Tract 2)(approximately 0.3422 acres)

**ZONING TO:** GR-V; Community Commercial-Vertical Mixed Use (Tract 1) and  
GR-MU; Community Commercial-Mixed Use (Tract 2),  
as amended

**NEIGHBORHOOD PLAN AREA:** Zilker Neighborhood  
(South Lamar Combined Neighborhood Plan Area)

**SUMMARY STAFF RECOMMENDATION:**

To grant GR-V; Community Commercial-Vertical Mixed Use Building with Conditions (Tract 1) and GR-MU; Community Commercial- Mixed Use with Conditions (Tract 2)

Conditions to the staff recommendation are:

- 1) Vehicular entry and exit will be prohibited from the property to Skyway Circle, except access for emergency vehicle usage.
- 2) No portion of the property will be used for automotive rentals, automotive repair services, automotive sales or automotive washing; bail bond services; exterminating services; hotel-motel; kennels; outdoor sport and recreation; pawn shop services; service station and stables.

**PLANNING COMMISSION RECOMMENDATION:**

To be considered May 14, 2013.

**DEPARTMENT COMMENTS:**

This site is primary located at the existing Goodwill thrift store at 2800 South Lamar Boulevard, but also includes two existing MF-3 properties on Skyway Circle. Those existing

two fourplexes, along with the Goodwill store, are to be replaced with a new Goodwill facility and 109 studio apartments developed by Foundation Communities. Access to the new development is proposed to be from S Lamar only; vehicular access to Skyway Circle is proposed to be limited to emergency vehicles only. The finished project is anticipated to be a reconfigured Goodwill store with donation drop-off, ancillary services for residents, and parking on the ground floor, with up to three floors of residential above. Compatibility requirements, from single-family residential to the south and southwest, will necessitate a stepped design to the building.

When the application was first submitted, the applicant proposed to rezone both the existing site and the Skyway Circle properties GR-V. This request was primarily driven by a desire to have a uniform site, in terms of zoning, and to take advantage of the parking reductions available under vertical mixed use building zoning. Including the existing site also allowed the applicant to volunteer and negotiate conditions of development for the entire project, something that would not be possible if only the MF-3 tracts were part of the rezoning request. As parking requirements were further refined, and after considering the neighborhood sentiment regarding V zoning, the application was amended (see Exhibit B).

Consequently, there are two zoning tracts:

Tract 1 is the existing Goodwill facility and associated parking. Although the majority of the site is GR-V, there are smaller portions on the north end currently zoned MF-3 and CS-V. The proposal is to rezone the entire tract GR-V.

Tract 2 consists of the two existing multifamily lots that abut Skyway Circle. The southernmost lot will be used for surface parking only while the northernmost lot will be used for surface parking, have a small amount of residential above, and a utility pad. These two tracts are proposed to be rezoned GR-MU.

Although still a design in progress, the applicant has provided a site plan and illustrations of the project (see Exhibit I). A site plan, renderings, or other illustrations may be conceptual in nature, may not necessarily comply with all aspects of the Land Development Code, have not been reviewed by staff for compliance with the LDC, are not required as part of the rezoning request, and are not in any way binding on the applicant or formally incorporated into an application.

#### **EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<b>Site</b>	MF-3; CS-V; and GR-V	Residential fourplexes; Goodwill thrift store and donation drop-off with associate parking lot
<b>North</b>	MF-3; GR; GR-V; CS-1-V	General retail sales, alternative financial services; personal services, and restaurant
<b>West</b>	MF-3; SF-3	Skyway Circle ROW; Fourplex residential, single-family residential, and multifamily residential
<b>South</b>	GR; GR-V; SF-3	Convenience store & service station, commercial services; Barton Skwy ROW; single-family residential; convenience store & service station, and restaurant
<b>East</b>	CS-V; GR-CO	Lamar Blvd ROW; religious assembly, automotive sales, mixed-use retail & residential (under construction), personal services and restaurants

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3**AREA STUDY:** No**DESIRED DEVELOPMENT ZONE:** No**WATERSHED:** Barton Springs Zone – Recharge Zone**TIA:** Not Required**CAPITOL VIEW CORRIDOR:** No**HILL COUNTRY ROADWAY:** No**NEIGHBORHOOD ORGANIZATIONS:**

Barton Hills-Horseshoe Bend (Barton Hills NA)	7
Zilker Neighborhood Assn.	107
South Central Coalition	498
Austin Neighborhoods Council	511
Austin Independent School District	742
South Lamar Neighborhood Assn.	926
Save Our Springs Alliance	943
Homeless Neighborhood Organization	1037
League of Bicycling Voters	1075
Perry Grid 614	1107
Austin Parks Foundation	1113
Super Duper Neighborhood Objectors and Appeals Organization	1200
Austin Monorail Project	1224
Sierra Club, Austin Regional Group	1228
The Real Estate Council of Austin, Inc.	1236
Austin Heritage Tree Foundation	1340
SEL Texas	1363
Beyond2ndNature	1409

**SCHOOLS:**

Austin Independent School District

Zilker Elementary School

O. Henry Middle School

Austin High School

An Educational Impact Statement, prepared by the Austin Independent School District, indicates there will no impact to the area schools (see Exhibit S).

**CASE HISTORIES:**

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
<b>North of Barton Skyway &amp; West of Lamar</b>			
C14-03-0078 (2500-2504 S Lamar)	LO to LR-MU	Approved LR-MU-CO; 07/15/2003	Approved LR-MU-CO (limits uses); 07/21/2003
C14-74-125 (2506 S Lamar at Montclair)	"A" 1 <sup>st</sup> H&A to "LR" 1 <sup>st</sup> H&A		Approved "O"; 11/07/1974
C14-86-201 (2001 La Casa)	SF-3 to NO	Approved NO w/ conditions; 11/4/1986	Approved NO w/ conditions (limits access); 03/05/87
C14-84-111	10-Unit	Forwarded w/o	Denied "A-2" 1 <sup>st</sup> H&A;

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(2607 Rae Dell)	Condominium	recommendation; 08/21/1984	09/06/1984
C14P-80-023 (2604 Paramount)	20-Room Boarding House	Approved; 05/29/1980	
C14-2007-0069 (2604 Paramount)	MF-3 to MF-3- CO	Approved; 06/27/2007	Approved MF-3-CO (limits use, height); 07/26/2007
C14P-82-103 (2121 Dickson)	Multifamily with 134 Units	Approved; 05/22/1984	Approved; 07/26/1984
C14-68-118 (2238-2310 Barton Skwy)	"A" to "B"		Approved "B"; 07/18/1968
C14-85-212 (2700 Westhill) [City Initiated; Tract: 60 sq. ft.]	MF-3 to SF-2	Approved SF-2; 08/06/1985	Approved SF-2; 09/26/1985
<b>North of Lightsey &amp; East of Lamar</b>			
C14-04-0060 (2409 S Lamar)	CS and SF-3 to LR and LO	Approved LR-CO & LO-CO; 06/15/2004	Approved LR-CO & LO-CO; 09/30/2004
C14-05-0033 (2529 S Lamar)	SF-3 to LO-MU- CO	Approved; 07/05/2005	Approved LO-MU-CO (limits use, access, and density) 12/15/2005
C14-90-0080 (2602 Del Curto)	SF-3 to LO	Approved; LO-CO w/conditions	Approved LO-CO w/conditions (limits use, access, FAR); 02/28/1991
C14-06-0189 (2608 Del Curto)	SF-3 to SF-5	Approved SF-5-CO; 10/24/2006	Approved SF-5-CO (limits density & impervious cover); 11/30/2006
C14-2007-0011 (2711-2715 S Lamar/2803-2901 Manchaca)	CS to VMU	Approved CS-CO; 05/28/2007	Approved CS-CO (VMU provisions); 06/07/2012
C14-2007-0083 (2711-2715 S. Lamar/2803-2901 Manchaca/2806- 3000 Del Curto)	CS-CO to GR- CO; CS-CO to SF-6-CO; SF-3- CO to SF-6-CO; SF-3 to SF-3-CO	Approved CS-CO to GR-CO; CS-CO to SF- 6-CO; SF-3-CO to SF- 6-CO; SF-3 to SF-3- CO; 11/27/2007	Approved as conditioned (limits uses and access); 12/13/2007
C14-2012-0020 (2807 Manchaca) [City initiated]	GR-CO to GR- CO (to clarify V standards on property)	Approved GR-CO; 03/13/2012	Approved GR-CO; 03/22/2012

<b>South of Barton Skyway &amp; West of Lamar</b>			
C14-69-195 (2912-3006 S Lamar)	"GR" 6 <sup>th</sup> H&A to "C" 6 <sup>th</sup> H&A	Not Recommended	Postponed; Withdrawn

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C14-69-196 (3300-3314 S Lamar)	"GR" 6 <sup>th</sup> H&A to "C" 6 <sup>th</sup> H&A	Not Recommended	Postponed; Withdrawn
<b>South of Lightsey &amp; East of Lamar</b>			
C14-68-278 (2817-3321 S Lamar)	I-A, 1 <sup>st</sup> H&A to C, 1 <sup>st</sup> H&A and C-2, 1 <sup>st</sup> H&A		Approved; 01/23/1969
C14-85-368 2929 Block S Lamar	CS to CS-1	Approved CS-1 w/conditions; 04/22/1986	Approved CS-1 w/conditions & street deed; 07/03/1986
C14-05-0142 (2919 Manchaca)	LR-CO & LO to LR	Approved LR; 10/04/2005	Approved LR-CO; 12/15/2005
C14-76-024 (3001 Manchaca/2003 Lightsey)	"A" and "BB" 1 <sup>st</sup> H&A to "O" 1 <sup>st</sup> H&A	Recommended "BB" 1 <sup>st</sup> H&A w/conditions; Recommended Extension; Recommended Dismissal	Recommended "BB" 1 <sup>st</sup> H&A w/conditions; 05/06/1976; Extended; 01/26/1978 Dismissed; 02/28/1980
C14-81-244 (2910 Manchaca)	"A" 1 <sup>st</sup> H&A to "GR" 1 <sup>st</sup> H&A		Approved; 08/05/1982

In addition to the cases listed above, C14-2008-0043 added Vertical Mixed Use Building (V) Zoning to the Barton Hills Neighborhood Planning Area, C14-2008-0019 added it to the South Lamar Neighborhood Planning Area, and C14-2008-0060 added it to the Zilker Neighborhood Planning Area. Each of these opt-in zoning cases was adopted in 2008 by the Council.

#### **ABUTTING STREETS:**

STREET	RIGHT-OF-WAY / PAVEMENT WIDTH	CLASSIFICATION	DAILY TRAFFIC	BICYCLE PLAN	BUS	SIDEWALKS
S Lamar Blvd	120' 60' – 66'	MAD4 or four-lane, divided major arterial	40,217+	Route 43 (existing shared lane; wide curb recommended)	Yes (4 routes)	Yes
Skyway Circle	60' 36'	Local	N/A	No	No	(driveway curb cuts)

+Lamar Blvd South, 2600 block – north of Manchaca Road on 2/24/09

**CITY COUNCIL DATE:** May 23, 2013

**ACTION:**

**ORDINANCE READINGS:** 1<sup>st</sup>

2<sup>nd</sup>

3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Lee Heckman  
e-mail address: lee.heckman@austintexas.gov

**PHONE:** 974-7604

**SUMMARY STAFF RECOMMENDATION**

To grant GR-V; Community Commercial-Vertical Mixed Use Building with Conditions (Tract 1) and GR-MU; Community Commercial- Mixed Use with Conditions (Tract 2)

Conditions to the staff recommendation are:

1. Vehicular entry and exit will be prohibited from the property to Skyway Circle, except access for emergency vehicle usage.
2. No portion of the property will be used for, automotive rentals, repair services, sales or washing; bail bond services; exterminating services; hotel-motel; kennels; outdoor sport and recreation; pawn shop services; service station and stables.

**BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)**

The existing Goodwill thrift store/donation drop-off facility and its associated parking sits on an approximate 1.4-acre tract zoned GR-V, CS-V, and MF-3 (Tract 1). Two fourplexes on Skyway Circle, to be incorporated into the project, are currently zoned MF-3 (Tract 2).

Community commercial (GR) district is the designation for an office or other commercial use that serves neighborhood and community needs and that generally is accessible from major traffic ways. General commercial services (CS) district is the designation for a commercial or industrial use of a service nature that has operating characteristics or traffic service requirements that are incompatible with residential environments. Multifamily residence medium density (MF-3) district is the designation for multifamily use with a maximum density of up to 36 units per acre, depending on unit size. An MF-3 district designation may be applied to a use in a multifamily residential area located near supporting transportation and commercial facilities in a centrally located area or in an area for which medium density multifamily use is desired.

The addition of vertical mixed use building (VMU) allows the development of a multi-story building in which a mix of uses and residential dwelling units are required. A VMU building must be designed to accommodate a minimum amount of pedestrian-oriented commercial uses on the ground floor of the principal street. Additionally, if certain requirements are met, some site development standards are waived and specific development bonuses granted.

The request is to rezone the GR-V, CS-V, and MF-3 tract fronting S Lamar (Tract 1) to GR-V and the two MF-3 lots on Skyway to GR-MU (Tract 2).

***The proposed zoning should be consistent with the purpose statement of the district sought and should not result in detrimental impacts to the neighborhood character.***

Goodwill and Foundation Communities envision a new thrift store with affordable studios above in a mixed-use building. This store, one of Goodwill's busiest in terms of retail sales and donations, will be reconfigured to better serve customers and donors. Foundation

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Communities serves individuals and families between 30-80% Median Family Income (MFI), and will provide 109 rental units, along with support services and job training. All of this could be accomplished in the current GR-V and CS-V zoning. However, there is no need to retain the CS-base district, and to work with a uniformly-zoned property, the applicant wishes to rezone the CS and MF-3 portions of the site to GR-V. These portions of the site will contain parking, a detention/water quality pond, and open space. As may be discerned from the purpose state above, GR zoning with a vertical mixed use building combining district is appropriate for what the applicant envisions on this site.

If the MF-3-zoned tracts abutting Skyway Circle were independently considered for GR-MU zoning, staff would likely have a difficult task in supporting such a request. While commercial and office uses can successfully be located next to multifamily residential, as is demonstrated by the existing commercial services on Barton Skyway that intersects with Skyway Circle, it is not something generally recommended, especially at the community commercial level, and in the middle of a residential block. Staff is sensitive to the potential implications of commercial creep into a residential neighborhood, be that neighborhood single-family or multifamily residential. As standalone properties, it is unknown to what extent they could feasibly be developed as GR-MU projects, given their relatively small size and the compatibility requirements triggered by nearly single-family residential.

However, these two lots are unique in that they are proposed to be developed within the context of the larger GR-V mixed-use project. Additionally, as part of the zoning request the applicant has proposed to limit a number of uses otherwise allowed in the zoning district and has proposed to prohibit vehicular access to the tracts, with the exception of emergency service vehicles. Staff supports these conditions, believing they limit potential detrimental impacts to the other MF-3 properties on Skyway Circle and to properties along and commuters on Barton Skyway.

In sum, the proposed mixed-use building - containing a Goodwill store and ancillary services for residents on the ground floor with residential above – will be almost entirely contained on the existing GR-V portion of the site. The only proposed use of the MF-3 properties on Skyway is surface parking, a utility pad, open space, and a small overhang of residential at the second floor level. It is apparent the applicant wishes to be a good neighbor to the abutting properties, and has taken steps to make the interface and impact of the proposed project as positive as possible.

***Zoning should promote clearly-identified community goals, such as creating employment opportunities or providing for affordable housing; and***

***Zoning should satisfy a public need and not constitute a grant of special privilege to an individual owner; the request should not result in spot zoning.***

Austin, for many, is an expensive place in which to live. For those earning less than the median family income, a major share of income is spent on living expenses. An argument can be made that an affordable, safe, supportive living environment is necessary to finding and keeping stable employment, as much as the converse is true.

Foundation Communities is a non-profit providing affordable housing and support services in 10 communities throughout Austin and several more in north Texas. They provide learning environments for children and education and financial coaching for adults. Goodwill

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Industries of Central Texas is more than a popular thrift store; not only are they a major employer throughout the region, they provide resources to help individuals overcome barriers to employment. Together these organizations have helped thousands of individuals and families in the Austin area achieve self-sufficiency through stable housing and secure employment.

Clearly, both Goodwill and Foundation Communities have a sterling reputation, and staff believes this is a unique mixed-use building project that will materialize. However, staff cannot condition, deny, or recommend a rezoning request based solely on whether the project will provide affordable housing for those in need, or offer market-based rental units. Staff must consider this request as one allowing for a mixed use development of pedestrian-oriented retail and the provision of 109 studio apartments, and do so in the context of knowing that the majority of the property is already entitled to such development.

In this case, the grant of GR-MU rezoning on MF-3 properties and the GR-V rezoning on MF-3 and CS-V zoned properties is almost incidental to the existing GR-V zoned property. Granting the request enables and facilitates the project, but with the restrictions recommended for the rezoning, especially as relates to uses site-wide and access to the Skyway MF-3 tracts, it is definitely not a grant of special privilege. Moreover, when considering the project site, and given that abutting properties to the north, south, and east across Lamar are all some flavor of GR and CS base zoning districts, many with the vertical mixed use building option, there is no indication of spot zoning.

Staff recognizes there is a need for affordable housing in Austin – affordable from the perspective of those who are living significantly below the City's median family income and served by affordable housing programs and organizations, and affordable for those who are earning a living wage near that MFI threshold but who still stretch to meet monthly housing costs. As a fast-growing city, there is also a need for rental housing in Austin, for those who prefer to rent or who are transitioning into or out of homeownership. This proposal helps satisfy any of these needs.

***Zoning should be consistent with an adopted study, the Future Land Use Map (FLUM) or an adopted neighborhood plan.***

The South Lamar Combined Neighborhood Plan effort has been suspended. As such, there is no neighborhood plan or future land use map to consult in developing the staff recommendation.

The Imagine Austin Growth Concept Map, found in the Imagine Austin Comprehensive Plan, identifies South Lamar Boulevard as an Activity Corridor, and may be served by high capacity bus service in the future. Located across from the terminus of Manchaca Road, between downtown employment and shopping opportunities and the retail and employment options at Ben White and Lamar, this site is well located. With four bus routes and a bicycle route, it is also well-connected.

With its embrace of connected communities, a diversity of housing types, and affordable housing, the Comprehensive Plan clearly supports studio rentals, mixed with retail, and would do so at this location. It would wholly support mixed-use development with affordable housing as proposed by Goodwill and Foundation Communities.



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## EXISTING CONDITIONS & REVIEW

### Site Characteristics

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The site is fully developed with an existing Goodwill store and associated parking on the South Lamar Boulevard property (Tract 1), and two fourplexes with attendant driveways and parking on the Skyway Circle property (Tract 2). The site as a whole is relatively flat, although there is a currently a pronounced grade separation between the Goodwill parking area and the adjacent multifamily. There are no environmental features of significance with one exception. There is a heritage tree on the Goodwill site, and this will be incorporated into a courtyard in the new development.

### PDR Comprehensive Planning Review

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Tuesday, April 16, 2013

Proposed Zone Change: MF-3, GR-VMU, and CS-VMU to GR-VMU

The zoning case is located on the west side of South Lamar Boulevard and involves 1.786 acres of land on multiple lots. This includes one commercial lot that fronts S Lamar and contains a Goodwill store, and two adjoining multifamily lots located just off S Lamar on Skyway Circle. Each of the multifamily lots contains a two-story quadruplex. Surrounding land uses include a warehouse, a commercial strip center, an office building, and additional quadruplexes. The zoning case is not located within the boundaries of a neighborhood planning area.

The Imagine Austin Growth Concept Map, found in the Imagine Austin Comprehensive Plan (IACP), identifies this section of S Lamar Boulevard as an **Activity Corridor**. Activity corridors identify locations for additional people and jobs above what currently exists on the ground. To the extent that this zone change supports growth through redevelopment along an activity corridor, it is aligned with the IACP.

The proposed zone change is from MF-3 - MULTI FAMILY MEDIUM, GR-VMU, and CS-VMU to GR-VMU - COMMUNITY COMMERCIAL in order to develop a mix of uses on the site. The IACP strives for compact and connected 'complete communities' across Austin, where housing, services, retail, jobs, entertainment, health care, schools, parks, and other daily needs are within a convenient walk or bicycle ride of one another. In order to achieve this vision, one goal of the plan (found under Priority Program #8) is to increase the percentage of mixed-use development. To the extent that this zone change encourages additional mixed use development, it is aligned with the IACP.

In addition, the proposed mix of uses on this site includes S.M.A.R.T.™ Housing. The S.M.A.R.T.™ (Safe, Mixed-Income, Accessible, Reasonably-priced, Transit-Oriented) Housing Policy Initiative is designed to stimulate the production of housing for low and moderate income residents of Austin. The IACP specifies that new mixed use areas need to have affordably priced housing, and that development along activity corridors should preserve existing, as well as create new affordable housing. To the extent that this zone change promotes the preservation and enhancement of housing affordability, it is aligned with the IACP.

The following policies are taken from Chapter 4 of the IACP. They specifically discuss promoting growth along activity corridors, a mix of land uses, and affordable housing:

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- **LUT P10.** Direct housing and employment growth to activity centers and corridors, preserving and integrating existing affordable housing where possible.
- **HN P3.** Increase the availability of affordable housing, including housing for very low-income persons, through new and innovative funding mechanisms, such as public/private partnerships.
- **HN P10.** Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to schools, retail, employment, community services, and parks and recreation options.

Based on the Imagine Austin policies referenced above that (1) direct housing and employment growth to activity corridors, (2) support a mix of housing types and land uses, and (3) encourage the preservation and expansion of affordable housing, staff believes that the proposed zoning change is supported by the Imagine Austin Comprehensive Plan.

This property is also situated within the boundaries of the Barton Springs Recharge Zone of the Edwards Aquifer. One of the Land Use and Transportation policies, *LUT P21 (p. 102)*, is to “ensure that redevelopment in the Edwards Aquifer’s recharge and contributing zones maintains the quantity and quality of recharge of the aquifer.” The IACP supports redevelopment over the recharge zone, but also requires that ‘state-of-the-art development practices’ be utilized, which respect the context of these environmentally sensitive lands. Therefore while staff believes the proposed zone change is supportive of the IACP’s vision of creating a compact and connected city of complete communities, IACP requires that the property be redeveloped in a fashion that supports maintenance of the quantity and quality of recharge of the aquifer.

#### **PDR Environmental Review**

Tuesday, April 23, 2013

- 1) This site is located over the Edwards Aquifer Recharge Zone. The site is in the Barton Creek Watershed of the Colorado River Basin, which is classified as a Barton Springs Zone (BSZ) Watershed. It is in the Drinking Water Protection Zone.
- 2) Project applications at the time of this report are subject to the SOS Ordinance that allows 15% impervious cover.
- 3) According to flood plain maps, there is no flood plain within the project location.
- 4) Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
- 5) Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development’s requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep

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slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

- 6) Under current watershed regulations, development or redevelopment on this site will be subject to providing structural sedimentation and filtration basins with increased capture volume and 2 year detention. Runoff from the site is required to comply with pollutant load restrictions as specified in LDC Section 25-8-514.
- 7) At this time, no information has been provided as to whether this property has any preexisting approvals which would preempt current water quality or Code regulations.

### **PDR Site Plan Review**

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Thursday, April 25, 2013

- SP 1. Development on this site will be subject to *Subchapter E: Design Standards and Mixed Use* regulations for Urban Roadways, and *Article 4: Mixed Use*.
- SP 2. This site is within the Barton Springs Zone Conditional Overlay, and is subject to LDC Section 25-2-651 (*Barton Springs Zone Overlay District Regulations*).
- SP 3. Prior to filing any application for a development that will contain a VMU building, the developer shall request, in writing, a pre-application conference with the Director (Section 4.3.3.A).
- SP 4. In an MU combining district that is combined with GR (Community Commercial), the minimum site area for each dwelling unit is:
  - 800 sq. ft. for an efficiency dwelling unit,
  - 1,000 sq. ft. for a one-bedroom dwelling unit, and
  - 1200 sq. ft. for a dwelling unit with two or more bedrooms (Section 4.2.1.D.6.c).
- SP 5. Affordability requirements will be in effect as per Section 4.3.3.F.1, and as per Part 3 (A) of Ordinance #20081016-049.
- SP 6. The development is exempt from the dimensional standards identified in Article 4.3.3.E.2 (*Dimensional and Parking Requirements*).
- SP 7. Other comments will be provided upon submittal and review of the site plans for this proposed development.

### **PDR Transportation Review**

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- TR 1. No additional right-of-way is needed at this time for South Lamar, between Barton Springs Road – Manchaca Road – US 290 (W) per the adopted 2025 Austin Metropolitan Area Transportation Plan (AMATP).

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TR 2. If the requested zoning is granted, it is recommended that vehicular access to Skyway Circle be prohibited as a condition of zoning except for fire and emergency access.

TR 3. A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day [LDC, 25-6-117].

TR 4. There are existing sidewalks along both sides of 2600-2800 block of South Lamar Blvd.

TR 5. Capital Metro bus services are available along South Lamar Blvd. with the No. 3 (Burnet Local), #103 (Manchaca Flyer), #331 (Oltorf Crosstown), and the #338 (Lamar/45<sup>th</sup> Crosstown)

TR 6. According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, bicycle facilities are existing and/or recommended along the adjoining streets as follows:

Street Name	Existing Bicycle Facilities	Recommended Bicycle Facilities
South Lamar Blvd. (Route 43)	Shared	Wide Curb

For Information: The Goodwill Redevelopment project will be subject to Subchapter E: Commercial Design Standards. Alternative Equivalent Compliance (AEC) may be needed to meet Subchapter E to assure future mobility needs per the City Council adopted mobility plans are implemented along South Lamar Blvd., a Core Transit Corridor Roadway. The applicant is encouraged to meet with Public Works Department-Neighborhood Connectivity Division as part of the site design phase to incorporate the elements for bicycle, pedestrian, public safety, and urban design amenities in accordance with Subchapter E.

TR 7. Existing Street Characteristics:

Name	ROW	Pavement	Classification	Daily Traffic
South Lamar Blvd.	120'	60'-66'	MAD4 or four-lane, divided major arterial	40,217+

+Lamar Blvd South, 2600 block – north of Manchaca Road on 2/24/09

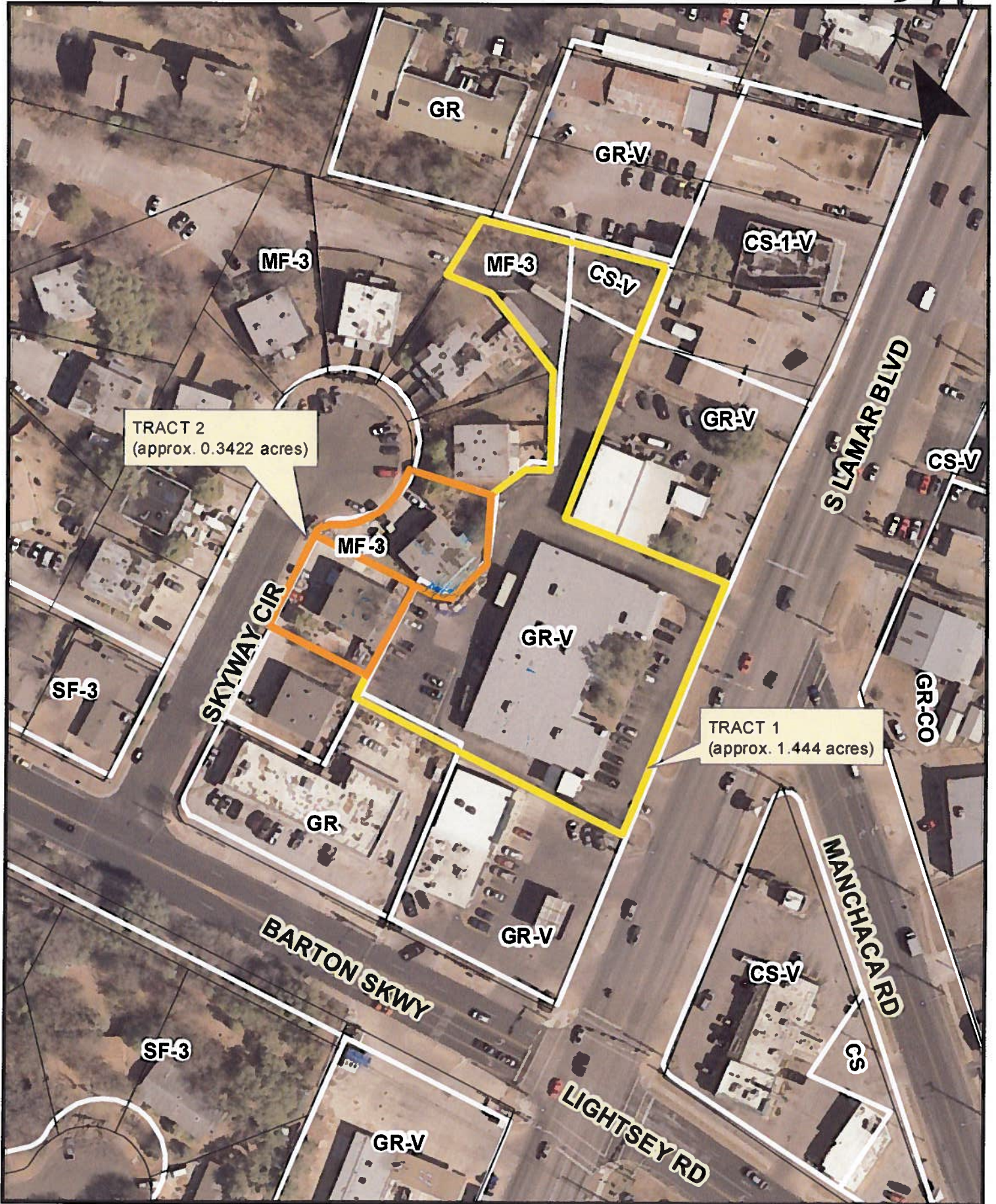
### **PDR Austin Water Utility Review**

WW1. The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility for compliance with City criteria. Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

## Exhibit A - Zoning



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Imagery: 2009

Exhibit A-1:  
Aerial & Zoning

0 50 100 200  
Feet

1 inch = 100 feet



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**Main Office**  
3036 South 1st St.  
Austin, Texas 78704

Tel: 512-447-2026  
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[www.foundcom.org](http://www.foundcom.org)

**Austin Properties**

Buckingham Place  
743-B Yarsa Blvd.  
Austin, Texas 78748

Cherry Creek  
5510-B Farnview  
Austin, Texas 78745

Crossroads  
8801 McCann  
Austin, Texas 78757

Daffodil  
6009 Daffodil Dr.  
Austin, Texas 78744

Garden Terrace  
1015 W. William Cannon  
Austin, Texas 78745

Sierra Ridge  
201 W. St. Elmo  
Austin, Texas 78745

Southwest Trails  
8405 Old Bee Caves Rd.  
Austin, Texas 78735

Spring Terrace  
7101 Interstate 35 North  
Austin, TX 78752

Trails at the Park  
815 W. Slaughter Ln.  
Austin, Texas 78748

Trails at Vintage Creek  
7224 Northeast Dr.  
Austin, Texas 78723

**N. Texas Properties**

Peters Colony  
1810 E. Peters Colony Rd.  
Carrollton, Texas 75007

Shadow Brook  
2020 S. Cooper  
Arlington, Texas 76013

Sleepy Hollow  
3903 Ichabod Circle  
Arlington, Texas 76013



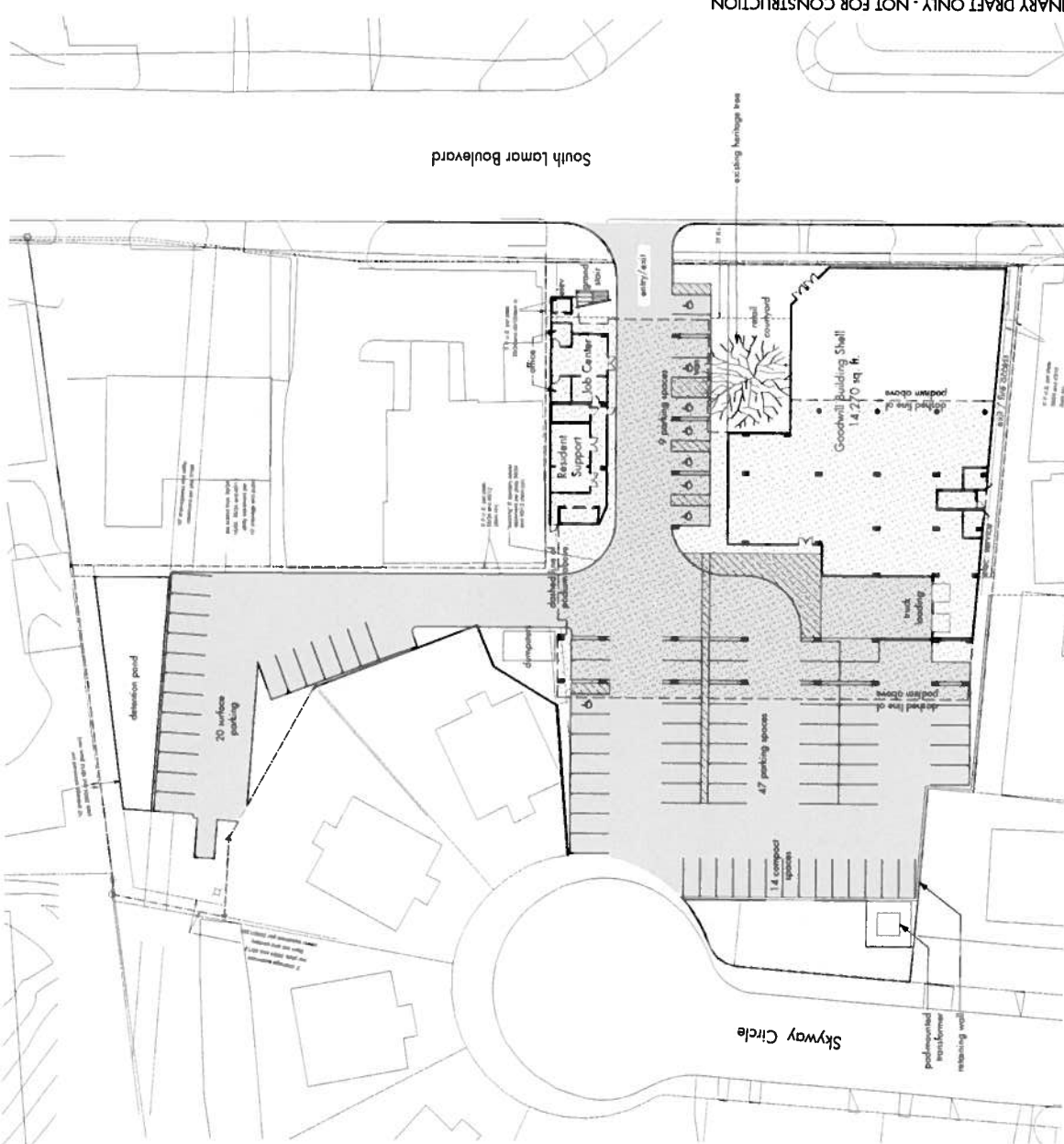
May 5, 2013

To Whom It May Concern,

After extensive discussions with the Zilker Neighborhood Association, we have decided to change our zoning change request on 2805 and 2807 Skyway Circle from MF-3 to GR-MU. This replaces the request to change to GR-V.

Sincerely,

Sunshine Mathon  
Design + Development Director



PRELIMINARY DRAFT ONLY - NOT FOR CONSTRUCTION

**1 CONCEPTUAL SITE PLAN**  
 SCALE: 1" = 50'

<b>CIRCULATION</b>	
FIRST LEVEL	1,366
SECOND LEVEL	6,201
THIRD LEVEL	5,036
FOURTH LEVEL	17,426
<b>COMMON SPACE</b>	
FIRST LEVEL	1,398
SECOND LEVEL	4,049
THIRD LEVEL	477
FOURTH LEVEL	477
<b>LYING UNIT</b>	
SECOND LEVEL	12,820
THIRD LEVEL	17,426
FOURTH LEVEL	17,426
FOURTH LEVEL	47,672
<b>RETAIL SPILL</b>	
FIRST LEVEL	14,032
SECOND LEVEL	14,032
THIRD LEVEL	14,032
FOURTH LEVEL	14,032

<b>PARKING ANALYSIS</b>	
REQUIREMENTS @ 10% MINIMUM	
REQUIRED - 10% x 60% = 60	
8,500 SQ. FT. RETAIL @ 1/2725	
REQUIRED - 31 x 60% = 19	
5,730 SQ. FT. WAREHOUSE @ 1/1000	
REQUIRED - 5.7 x 60% = 4	
<b>87 TOTAL REQUIRED SPACES</b>	
<b>90 SPACES PROVIDED (B ACCESSIBLE)</b>	

<b>UNIT COUNT</b>	
<b>107 UNITS TOTAL</b>	
91 TYPE "A"	
8 TYPE "B"	
8 TYPE "C"	



**Exhibit I - 2**

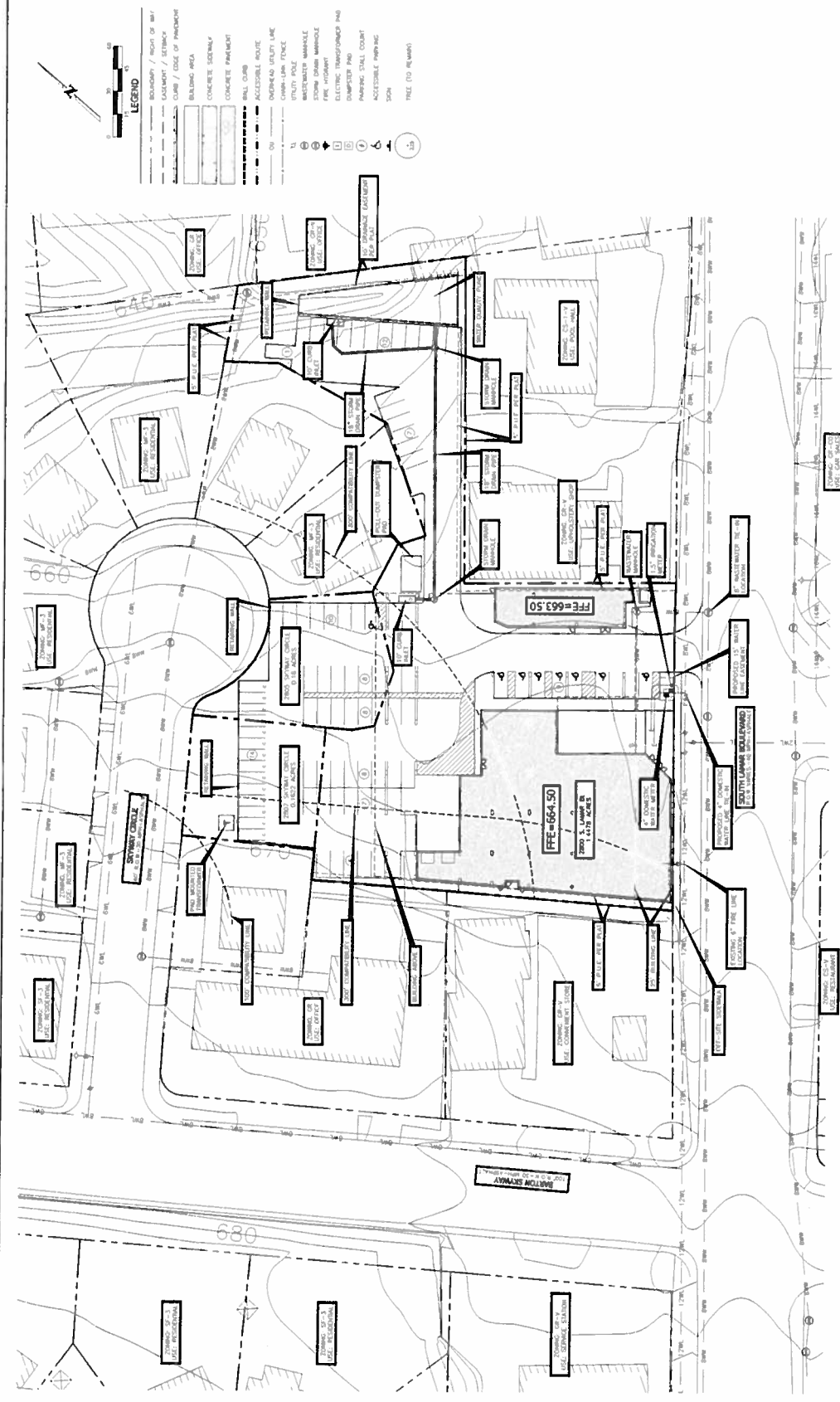
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Exhibit I - 3

C/5  
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C15/19



# EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent  
School District



**PROJECT NAME:** Skyway Studios

**ADDRESS/LOCATION:** 2805 Skyway Circle

**CASE #:** C14-2013-0046.SH

**CITY COUNCIL DATE:**

☐ NEW SINGLE FAMILY

☐ DEMOLITION OF MULTIFAMILY

☒ NEW MULTIFAMILY

☒ TAX CREDIT

**# SF UNITS:**

**STUDENTS PER UNIT ASSUMPTION:**

**# MF UNITS:** 109 (Efficiency Supportive Housing)

**STUDENTS PER UNIT ASSUMPTION:** 0

**ELEMENTARY SCHOOL:** Barton Hills

**RATING:** Exemplary

**ADDRESS:** 2108 Barton Hills Drive

**PERMANENT CAPACITY:** 251

**% QUALIFIED FOR FREE/REDUCED LUNCH:** 9.2%

**MOBILITY RATE:** 84%

ELEMENTARY SCHOOL STUDENTS	Current Population	5- Year Projected Population	5-Year Projected Population (w/ proposed development)
Number	210	233	233
% of Permanent Capacity	84%	93%	93%

☐ INCREASE

☐ DECREASE

☒ NO IMPACT

**MIDDLE SCHOOL:** O. Henry

**RATING:** Academically Acceptable

**ADDRESS:** 2610 West 10<sup>th</sup> Street

**PERMANENT CAPACITY:** 945

**% QUALIFIED FOR FREE/REDUCED LUNCH:** 41.1%

**MOBILITY RATE:** 23%

MIDDLE SCHOOL STUDENTS	Current Population	5- Year Projected Population	5-Year Projected Population (w/ proposed development)
Number	883	938	938
% of Permanent Capacity	93%	99%	99%

☐ INCREASE

☐ DECREASE

☒ NO IMPACT

**HIGH SCHOOL:** Austin

**RATING:** Recognized

**ADDRESS:** 1715 W. Cesar Chavez

**PERMANENT CAPACITY:** 2,205

**% QUALIFIED FOR FREE/REDUCED LUNCH:** 38.7%

**MOBILITY RATE:** 9%

HIGH SCHOOL STUDENTS	Current Population	5- Year Projected Population	5-Year Projected Population (w/ proposed development)
Number	1,993	2,061	2,061
% of Permanent Capacity	90%	93%	93%

☐ INCREASE

☐ DECREASE

☒ NO IMPACT

# EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent  
School District



## IMPACT ON SCHOOLS

Foundation Communities is proposing 109 supportive housing units for adults. The efficiency units are proposed to range from 400-425 square feet. Due to the type of housing program, no children will reside at this location; therefore, AISD schools will not be impacted.

## TRANSPORTATION IMPACT

There is no transportation impact on AISD schools.

## SAFETY IMPACT

There is no safety impact on AISD schools.

Date Prepared: 05/08/2013

Director's Signature:

A handwritten signature in black ink, which appears to read "Paul Turner". The signature is written over a horizontal line.